



STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF A
14.951 ACRE TRACT**

Being a 14.951 acre tract of land lying in the W. Bracken Survey No. 74, Abstract No. 43, and the M.S. Bennett Survey No. 75, Abstract No. 61, Bexar County, Texas, said 14.951 acre tract being a portion of a 10.00 acre tract of land described in a Deed to Earnest E. Marshall dated January 19, 2011, and recorded in Volume 14824, Page 1242, Official Public Records of Bexar County, Texas, and also being a portion of a 5.00 acre tract of land described in a Warranty Deed to Earnest E. Marshall and wife, Regina E. Marshall dated March 14, 1978, and recorded in Volume 1072, Page 694, Official Public Records of Bexar County, Texas; said 14.951 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod with plastic cap stamped "PROP COR" found at the intersection of the southeast right-of-way line of Schaefer Road (varying width right-of-way) and the southwest line of the aforementioned 5.00 acre tract, for the north corner of a 15.446 acre tract of land as described and recorded in Document No. 20210076999, Official Public Records of Bexar County, Texas, and the west corner of the herein described 14.951 acre tract;

THENCE: leaving the southwest line of the aforementioned 5.00 acre tract, along the southeast right-of-way line of the aforementioned Schaefer Road, N59°33'09"E, a distance of 403.64 feet (Record – N59°31'00"E~403.61') to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set in at the intersection of the southeast right-of-way line of said Schaefer Road, the northeast line of the aforementioned 10.00 acre tract, and a southwest line of a 14.48 acre tract of land as described and recorded in Volume 6622, Page 358, Official Public Records of Bexar County, Texas, for the north corner of the herein described 14.951 acre tract;

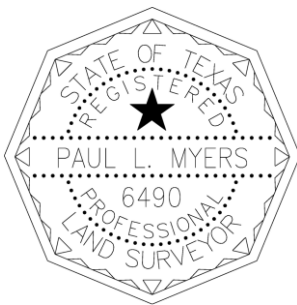
THENCE: leaving the southeast right-of-way line of the aforementioned Schaefer Road, along the northeast line of the aforementioned 10.00 acre tract and a southwest line of the aforementioned 14.48 acre tract, S29°34'48"E, a distance of 1,637.17 feet (Record – S29°18'00"E) to a 1" iron pipe found for the east corner of said 10.00 acre tract, an interior corner of said 14.48 acre tract, and the east corner of the herein described 14.951 acre tract;


THENCE: along the southeast line of the aforementioned 10.00 acre tract, the southeast line of the aforementioned 5.00 acre tract, a northwest line of the aforementioned 14.48 acre tract, and the northwest line of a 4.138 acre tract of land as described and recorded in Volume 17168, Page 2440, Official Public Records of Bexar County, Texas, S59°34'06"W, passing a 1/2" iron rod with plastic cap stamped "FORD ENG INC" for the north corner of said 4.138 acre tract at a distance of 131.46 feet, a total distance of 392.08 feet (Record – S59°49'00"W) to a 1" iron pipe found in the northeast line of a 15.755 acre tract of land as described and recorded in Volume 8604, Page 176, Official Public Records of Bexar County, Texas, for the south corner of said 5.00 acre tract, the west corner of said 4.138 acre tract, and the south corner of the herein described 14.951 acre tract;

THENCE: along the southwest line of the aforementioned 5.00 acre tract, the northeast line of the aforementioned 15.755 acre tract, and the northeast line of the aforementioned 15.446 acre tract, N29°59'05"W, a distance of 1,636.93 feet (Record – N29°42'00"W) to the **PLACE OF BEGINNING** and containing 14.951 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. ()-Record calls taken from Volume 14824, Page 1242, Volume 1072, Page 694, and Volume 14896, Page 1375, all of the Official Public Records of Bexar County, Texas.
 3. A survey exhibit of even date accompanies this Field Note Description.

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in October thru November 2021.




Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #21151
November 15, 2021
PLM



STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF A
29.270 ACRE TRACT**

Being a 29.270 acre tract of land lying in the W. Bracken Survey No. 74, Abstract No. 43, Bexar County, Texas, said 29.270 acre tract being a portion of a 19.65 acre tract of land described in a Special Warranty Deed to Wesley Rumpf dated September 30, 2009, and recorded in Volume 15737, Page 2296 Official Public Records of Bexar County, Texas, and also being a portion of a 14.48 acre tract of land, save and except a 0.56 of an acre tract of land, described in a Warranty Deed with Vendor's Lien to Wesley H. Rumpf dated December 11, 1995, and recorded in Volume 6622, Page 358 Official Public Records of Bexar County, Texas; said 29.270 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set at the intersection of the southeast right-of-way line of Schaefer Road (varying width right-of-way), the southwest line of the aforementioned 14.48 acre tract, and the northeast line of a 10.00 acre tract of land as described and recorded in Volume 14824, Page 1242, Official Public Records of Bexar County, Texas, for the most northerly west corner of the herein described 29.270 acre tract;

THENCE: leaving the southwest line of the aforementioned 14.48 acre tract and the northeast line of the aforementioned 10.00 acre tract, along the southeast right-of-way line of the aforementioned Schaefer Road and the northwest line of the aforementioned 19.65 acre tract, N59°33'09"E, a distance of 494.39 feet (Record – N09°20'01"E~573.09') to a 3" diameter metal fence corner post found at the intersection of the southeast right-of-way line of said Schaefer Road and the southwest line of a 13.180 acre tract of land as described and recorded in Volume 15480, Page 1074, Official Public Records of Bexar County, Texas, for the north corner of said 19.65 acre tract and the north corner of the herein described 29.270 acre tract;

THENCE: leaving the southeast right-of-way line of the aforementioned Schaefer Road, along the northeast line of the aforementioned 19.65 acre tract, the southwest line of the aforementioned 13.180 acre tract, the southwest line of a 7.00 acre tract of land as described and recorded in Volume 2810, Page 1333, and the southwest line of a 7.00 acre tract of land as described and recorded in Document No. 20180118043, Official Public Records of Bexar County, Texas, S30°24'15"E, a distance of 2,279.73 feet (Record – S30°25'31"E~2279.20') to a 1/2" iron rod found in the northwest line of a 25.01 acre tract of land as described and recorded in Volume 14298, Page 7, Official Public Records of Bexar County, Texas, for the east corner of said 19.65 acre tract, the south corner of said 7.00 acre tract (Document No. 20180118043), and the east corner of the herein described 29.270 acre tract;

THENCE: along the southeast line of the aforementioned 19.65 acre tract, the southeast line of the aforementioned 14.48 acre tract, and the northwest line of the aforementioned 25.01 acre tract, S49°49'57"W, a distance of 557.86 feet (Record – S50°09'53"W) to a point for the east corner of a 4.138 acre tract of land as described and recorded in Volume 17168, Page 2440, Official Public Records of Bexar County, Texas, and a south corner of the herein described 29.270 acre tract, from which a 3" diameter metal fence corner post found bears N60°52'55"W, a distance of 0.33 feet;

THENCE: leaving the southeast line of the aforementioned 14.48 acre tract and the northwest line of the aforementioned 25.01 acre tract, along the northeast line of the aforementioned 4.138 acre tract the following three (3) courses and distances:

N64°47'29"W, a distance of 164.17 feet (Record - N64°48'22"W~164.17') to a 3" diameter metal fence corner post found for an angle point,

N38°07'03"W, a distance of 82.33 feet (Record – N38°07'56"W~82.33') to a 1/2" iron rod found, and

N29°56'45"W, a distance of 519.84 feet (Record – N29°56'35"W~519.66') to a 1/2" iron rod with plastic cap stamped "FORD ENG INC" found in a northwest line of said 14.48 acre tract and the southeast line of the aforementioned 10.00 acre tract for most southerly west corner of the herein described 29.270 acre tract;


THENCE: along a northwest line of the aforementioned 14.48 acre tract and the southeast line of the aforementioned 10.00 acre tract, N59°34'07"E, a distance of 131.46 feet (Record – N59°46'57"E) to a 1" iron pipe found for an interior corner of said 14.48 acre tract, the east corner of said 10.00 acre tract, and an interior corner of the herein described 29.270 acre tract;

THENCE: along a southwest line of the aforementioned 14.48 acre tract and the northeast line of the aforementioned 10.00 acre tract, N29°34'48"W, a distance of 1,637.17 feet (Record – N29°20'33"W) to the **PLACE OF BEGINNING** and containing 29.270 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. ()-Record calls taken from Volume 17168, Page 2440, Volume 6622, Page 358, Volume 15737, Page 2296 and Volume 14967, Page 1206, all of the Official Public Records of Bexar County, Texas.
 3. A survey exhibit of even date accompanies this Field Note Description.

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in October thru November, 2021.




Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #21153
January 4, 2022
PLM